



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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EXECUTIVE DIRECTOR

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HISTORIC PRESERVATION

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**ALTERATION OF A LOCAL HISTORIC DISTRICT (LHD) PROPERTY**  
**STAFF REPORT**

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**Site:** 12 Adams Street

**Case:** HPC.ALT 2021.31

**Applicant:** James Lockwood Construction Co Inc.

**Owner:** Annette McKee & Mike Mariani

**Legal Ad:** *Replace aluminum and wood gutter with copper gutter\**

**\* Since the publication of this legal notice, the applicant has changed their proposal from copper replacement gutters to aluminum.**

**HPC Meeting Date:** July 20, 2021



This item was originally scheduled to be heard at the June 15<sup>th</sup>, 2021 HPC meeting. Due to the failure of the State to take action allowing for municipalities to continue to hold public meetings via remote participation until September 1st, we were unable to hold a virtual meeting of the Historic Preservation Commission (HPC) on June 15<sup>th</sup>. As such all meetings were rescheduled to the July 20<sup>th</sup> meeting of the HPC.

The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with a professional assessment of alteration proposals made for Local Historic District (LHD) properties. These assessments are based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and the associated Design Guidelines. A Staff Report is not a determination/decision and does not represent findings. A staff report does not constitute authorization in any form.

## **I. PROJECT DESCRIPTION**

**Subject Property:** The locus is the c.1860 late Greek Revival/transitional Italianate building known as the Amos Keyes House. This property is approximately within the Winter Hill neighborhood. A full description of the property is provided in the attached Form B survey held by the Massachusetts Historical Commission (MHC).

**Proposal:** The Applicant proposes the following;

- Replace existing downspouts and wood gutters from the front and left side elevations with aluminum gutters and downspouts

## **II. ASSESSMENT OF PROPOSAL**

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. The portions of the regulations that are applicable to the proposed alterations are discussed below.

### **B. Roof**

The most relevant portion of this Design Guideline is as follows:

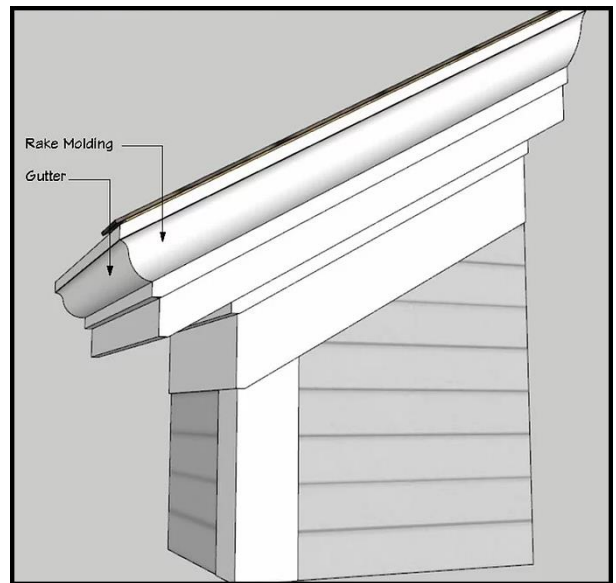
*Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*

Due to the change in design elements being proposed, the HPC has purview over these features and the materials used.

### **Applicant Proposal**

The Applicant proposes removing the existing rotted wood gutters and downspouts from the front and left elevations, specifically above the porch, and replacing them with aluminum. The proposed gutters and downspouts are Duragutter, an aluminum gutter that has the appearance and functionality of wood and will be in the same location as the existing gutters and downspouts.

(Continued on next page.)



*Above: Details from the Duragutter manufacturer's brochure*

### **Preservation Planning Assessment:**

A house of this period would have had wood gutters. These wood gutters would have been lined with lead or zinc or, if unlined, would have had to be treated regularly with linseed oil.

Replacement Duragutter aluminum gutters and downspouts that are the color of the side of the house against which they rest, will be minimally evident and will closely approximate a painted wood gutter.

## **III. FINDINGS & VOTE**

When bringing the matter to a vote the HPC must state their findings and reasons on why they take their position.

## **IV. RECOMMENDED CONDITION**

Preservation Planning recommends the following conditions be attached to any Certificate of Appropriateness that the HPC might grant for this project:

1. The Applicant/Owner shall file the Certificate with the Inspectional Services Department (ISD) by uploading it to the CitizenServe permitting portal with their application for zoning compliance/building permit.
2. This Certificate is valid for one year. If work has not commenced within one year of the HPC's date of determination, this Certificate shall expire, and the Applicant shall re-apply for re-issuance of this Certificate. Provided that no changes have been made to the proposal, this shall be a Staff-level re-issuance of the Certificate.

3. Any changes to this proposal made prior to the commencement of work or in-the-field changes shall be submitted to Preservation Planning for their review to determine if the changes come under the purview of the HPC.
4. Gutters and downspouts shall be the same color as the portion of the house against which they rest.
5. Gutters and downspouts shall be placed in the same location as existing gutters.
6. Gutters and downspouts shall have the same dimensions as existing gutters
7. The plan set shall incorporate the materials, details, and design aspects set forth in this condition set.
8. The Applicant shall contact Preservation Planning at [historic@somervillema.gov](mailto:historic@somervillema.gov) a minimum of 15 business days prior to final ISD walk-through so that Preservation Planning or their designee can confirm if the project was completed according to HPC approvals.